

**Town of Mansfield
CONSERVATION COMMISSION
Meeting of 18 19 September 2007
Conference B, Beck Building
MINUTES**

Members present: Peter Drzewiecki, Quentin Kessel, Scott Lehmann, John Silander. *Members absent:* Robert Dahn, Rachel Rosen, Frank Trainor. *Others present:* Grant Meitzler (staff), Sam & Michelle Shifrin, Paul Todd.

1. The meeting was **called to order** by Chair Quentin Kessel at 7:39p. The order of the agenda was changed to accommodate the Shifrins: W1386 was considered before item 2, though it is recorded in these minutes with other IWA referrals under item 3.

2. The **minutes** of the 15 August 07 meeting were approved as written.

3. **IWA referrals.** Lehmann's report on the 10 Sep 07 IWA field trip (e-mailed the same day to Commission members) is attached.

- a. **W1383 (Bobb, Separatist & N. Eagleville Rds., revised)** The original proposal has been revised so that the boundary between lots 6 and 7 lies in the wetland, so that the development envelope of lot 6 is not so close to it. (The Commission notes, however, that the yield plan dated 23 Aug 07 does not incorporate this revision.) The Commission agreed unanimously (motion: Drzewiecki, Silander) on the following comment (see also 4a below):

The revised proposal improves on the original proposal by reducing the potential wetlands impact of developing lot 6. However, the revision does not address the Commission's other concerns about the proposed development, namely that the yield plan involves significant wetlands impacts by routing the access road from Separatist Rd. across a wetland and siting four houses above Eagleville Brook. The Commission concurs with the "quick overview" of this application by the Open Space Advisory Committee and recommends (a) that DEP be asked whether the plan is consistent with TMDL (total maximum daily load) targets for Eagleville Brook and (b) that conservation easements be enlarged to enhance protection of the brook and other wetlands.

- b. **W1386 (Shifrin, Kirby Mill)** A gravel parking lot is proposed for level land behind the mill building; it lies between wetlands on both sides – about 35 ft away at the closest point. This project was part of the original site plan approved in the late 90s, but more than five years have elapsed, so it must be resubmitted. Sam Shifrin indicated that he expects to rent the mill's now vacant top floor for office space soon and that additional parking will be needed for employees; the new lot would increase available parking by about 200%. There do not appear to be feasible alternative sites for additional parking. The Windham Water Works has no objection.

The Commission agreed unanimously (motion: Silander, Drzewiecki) that minimal impact on wetlands is to be expected from this project, as long as standard erosion controls are employed during construction.

- c. **W1387 (Abell, Bassetts Bridge Rd.)** An above-ground pool would be within about 75 ft of an artificial pond; the land between the pond and proposed pool is level.

The Commission agreed unanimously (motion: Silander, Drzewiecki) that no significant impact on wetlands is to be expected from this project.

4. PZC referrals.

- a. **PZC 1266 (Arthur's Pond Place)** This is the same project considered under W1383.

The Commission agreed unanimously (motion: Lehmann, Drzewiecki) on the following comment:

The Commission is in substantial agreement with the Open Space Advisory Committee's "quick overview" of this application. The Commission regards the yield plan for this subdivision as unrealistic in view of the significant impacts an access road from Separatist Rd. and four lots above Eagleville Brook would have on wetlands. In the Commission's view, a yield plan for this parcel that took wetlands protection seriously would call for only two lots – one on Separatist Rd. and one on N. Eagleville Rd. The Commission also believes that the site plan based on the yield plan does not honor the spirit of the PZC's cluster-housing provisions.

5. Adjourned at 8:57p.

Scott Lehmann, Secretary
21 September 07
Approved 17 October 07

Attachment: Notes on 10 Sep 07 IWA Field Trip

W1386 (Kirby Mill). The proposal is for a gravel parking lot parallel to the Natchaug R. behind the mill; it would occupy a flat piece of land (a few feet below the present parking area on the river side of the mill buildings). The lot is between wetlands on both sides (within about 35 ft. at the closest point). The parking area was part of the original application for renovating the mill buildings, which was approved; however, more than 5 years has elapsed since then, so it must go through IWA again. There does not appear to be a feasible alternative location for additional parking. The CC might consider recommending drainage swales to filter run-off.

W1387 (Abell, Bassetts Br. Rd.) A 20 ft diameter above ground pool is proposed within about 75 ft of an artificial pond. The land is flat, and it's hard to imagine any significant wetlands impact.